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**Application:** 2020-16  
**Applicant:** Christopher Bull  
**Owner:** Bull Real Estate  
**Address:** 243 Saybrook Road (35-0221)  
**Zone:** TD  
**Description:** New Two-Family Dwelling

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### **Proposal**

Christopher Bull submitted an application for an inland wetlands and watercourse permit to construct a new two-family dwelling and associated improvements within an wetlands and upland review area on property located at 243 Saybrook Road pursuant to Section 3 of the Inland Wetland & Watercourses Regulations.

### **Existing Conditions**

The property consists of two parcels totaling 1.31 acres in the TD (Transitional Development) zone. It is a corner lot with frontage on Saybrook Road and Clew Drive. It is bounded to the north by single-family residential property, to the west by an industrial property, to the south by Clew Drive with a multi-family development beyond and to the east by Saybrook Road with single family and multi-family residences beyond.

The property was improved with a single family dwelling, detached garage, driveways, lawn areas, utilities and other associated improvements. The single-family dwelling has been demolished.

Nearly half of the property contains a delineated wetlands along the southwest side property contains a watercourse along the western edge of the property.

### **Proposed Conditions**

The applicant proposes to construct a new two-family dwelling, driveway, utilities, footing drain, grading and other associated improvements.

### **Wetlands Disturbance**

The proposal includes installing a footing drain pipe and outlet with a splash pad in the wetlands area.

### **Upland Review Disturbance**

The proposal includes clearing of vegetation and removal of topsoil and constructing the home, footing drain and grading in the upland review area.

### **Stormwater Management**

The stormwater management plan consists of constricting a drainage swale along the east side of the property. Runoff from the west side of the property will sheet flow across the yard and towards the wetlands.

**Erosion & Sediment Controls**

The proposed erosion & sedimentation controls consisting of a single row of silk fencing between the site disturbance and the wetland area. A stockpile area is proposed on the south side of the disturbed area and in the upland review area. An anti-tracking pad will be installed at the construction entrance.

**Landscaping**

No landscaping plan is provided.

**Staff Recommendations**

1. The footing drain outlet should be moved outside of the wetlands and discharge
2. S&E controls should be installed and inspected prior to the start of work. They shall remain functioning and intact for the duration of the site work.
3. Standard notes and conditions shall apply.